Financial Report Package

Unaudited for Management's Use Only

July 2025

Prepared for

Bordeaux Village Association, No. 2, Inc.

By

Ameri- Tech Realty, Inc.

Management Financial Report
It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.

Assets		
OPERATING FUNDS		
11-1015-00-00 South State Operating - 0663	$10,013.79	
Total OPERATING FUNDS:		$10,013.79
RESERVE FUNDS		
12-1035-00-00 South State Reserve - 0666	907,147.56	
12-1055-00-00 New Cadence CD	100,000.00	
12-1710-00-00 Special Assessment Funds due to Res from OP	7,480.00	
Total RESERVE FUNDS:		$1,014,627.56
Total Assets:		**$1,024,641.35**
Liabilities & Equity		
LIABILITIES		
20-2010-00-00 Reserves- Painting	100,020.11	
20-2015-00-00 2025 Special Assessment - Building Repairs	571,000.84	
20-2016-00-00 2025 Special Assessment - Insurance	76,723.00	
20-2020-00-00 Reserves- Paving	73,169.37	
20-2030-00-00 Reserves- Roof	148,683.77	
20-2080-00-00 Reserves - Interest	14,356.97	
20-2100-00-00 Reserves- Deferred Maintenance	64,384.50	
20-2110-00-00 Reserves- Street Lighting	(33,711.00)	
Total LIABILITIES:		$1,014,627.56
PREPAID/MISC LIABILITIES		
23-2710-00-00 Special Assessment Funds due to Res from OP	7,480.00	
Total PREPAID/MISC LIABILITIES:		$7,480.00
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	386,082.99	
Total EQUITY/CAPITAL:		$386,082.99
Net Income Gain / Loss	(383,549.20)	
		($383,549.20)
Total Liabilities & Equity:		**$1,024,641.35**

Income Statement - Operating	Date: 8/20/2025
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Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REVENUE								
4010	Unit Maintenance Fees	$31,956.00	$29,190.00	$2,766.00	$188,259.81	$204,330.00	($16,070.19)	$350,280.00
4020	Late Fees	-	416.67	(416.67)	-	2,916.69	(2,916.69)	5,000.00
4120	2024 Special Assessment	-	-	-	(35,101.79)	-	(35,101.79)	-
4130	2025 Special Assessment	7,159.54	-	7,159.54	571,000.84	-	571,000.84	-
4140	Insurance Special Assessment	2,000.00	-	2,000.00	76,028.00	-	76,028.00	-
4400	Interest Income	-	-	-	1.16	-	1.16	-
4500	Application Fees	-	-	-	250.00	-	250.00	-
4600	Insurance Claim Proceeds	(305,000.00)	-	(305,000.00)	(305,000.00)	-	(305,000.00)	-
4800	Other Income/Legal	-	-	-	6.00	-	6.00	-
Total REVENUE		(263,884.46)	29,606.67	(293,491.13)	495,444.02	207,246.69	288,197.33	355,280.00
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	307.00	346.92	39.92	3,609.50	2,428.44	(1,181.06)	4,163.00
5030	Website	-	62.50	62.50	-	437.50	437.50	750.00
5300	Insurance-	58,265.00	9,833.33	(48,431.67)	88,371.33	68,833.31	(19,538.02)	118,000.00
5310	Insurance- Flood	(272,406.00)	3,150.00	275,556.00	44,396.00	22,050.00	(22,346.00)	37,800.00
5400	Ground Maint	1,950.00	2,000.00	50.00	13,040.00	14,000.00	960.00	24,000.00
5410	Ground Maint Extras	2,450.00	100.00	(2,350.00)	2,450.00	700.00	(1,750.00)	1,200.00
5420	Tree Trimming	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
5600	Licenses & Permits	-	20.83	20.83	-	145.81	145.81	250.00
5610	State Corp Fees	-	7.50	7.50	258.00	52.50	(205.50)	90.00
5620	Annual Condo Fees	-	32.33	32.33	-	226.31	226.31	388.00
5800	Management Fee Exp. 8/24 - 60 day notice	866.00	825.00	(41.00)	6,062.00	5,775.00	(287.00)	9,900.00
5950	Tax Preparation	-	18.75	18.75	425.00	131.25	(293.75)	225.00
5960	Legal	1,191.25	416.67	(774.58)	3,472.80	2,916.69	(556.11)	5,000.00
5970	EFTPS - IRS TAX PMTS	-	-	-	1,671.00	-	(1,671.00)	-
6100	Building Maint	615.52	416.67	(198.85)	1,190.52	2,916.69	1,726.17	5,000.00
6110	Sprinkler Repair / Maint	-	100.00	100.00	-	700.00	700.00	1,200.00
6140	Plumbing	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
6180	Lake Maintenance	260.00	260.00	-	1,820.00	1,820.00	-	3,120.00
7000	Electric	139.25	133.75	(5.50)	851.37	936.25	84.88	1,605.00
7001	Trash	1,121.76	650.00	(471.76)	5,044.47	4,550.00	(494.47)	7,800.00
7002	Water/Sewer	3,777.14	3,083.33	(693.81)	25,300.77	21,583.31	(3,717.46)	37,000.00
8000	General Contingency	-	3,084.08	3,084.08	-	21,588.56	21,588.56	37,009.00
8080	Storm Repairs	-	416.67	416.67	3,685.00	2,916.69	(768.31)	5,000.00
Total ADMINISTRATIVE		(201,463.08)	25,374.99	226,838.07	201,647.76	177,624.93	(24,022.83)	304,500.00
NON OPERATING EXPENSES								
9015	2025 Special Assessment - Building Repairs	7,159.54	-	(7,159.54)	571,000.84	-	(571,000.84)	-
9016	2025 Special Assessment - Insurance	2,000.00	-	(2,000.00)	76,723.00	-	(76,723.00)	-
9020	Reserves- Paving	898.33	898.33	-	6,288.31	6,288.31	-	10,780.00
9030	Reserves- Roof	3,333.33	3,333.33	-	23,333.31	23,333.31	-	40,000.00
Total NON OPERATING EXPENSES		13,391.20	4,231.66	(9,159.54)	677,345.46	29,621.62	(647,723.84)	50,780.00
Total OPERATING EXPENSES		($188,071.88)	$29,606.65	$217,678.53	$878,993.22	$207,246.55	($671,746.67)	$355,280.00
COMBINED NET INCOME		($75,812.58)	$0.02	($75,812.60)	($383,549.20)	$0.14	($383,549.34)	$-

Income Statement Summary - Operating

Bordeaux Village Association, No. 2, Inc.

Fiscal Period: July 2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	60,369.79	(13,764.30)	94,297.00	(35,935.68)	30,514.00	20,823.00	31,956.00	-	-	-	-	-	$188,259.81
4120 2024 Special Assessment	53,403.21	(88,505.00)	-	-	-	-	-	-	-	-	-	-	(35,101.79)
4130 2025 Special Assessment	-	322,905.30	7,516.00	192,336.00	38,754.00	2,330.00	7,159.54	-	-	-	-	-	571,000.84
4140 Insurance Special Assessment	-	14,000.00	(695.00)	53,307.00	7,331.00	85.00	2,000.00	-	-	-	-	-	76,028.00
4400 Interest Income	0.39	0.35	0.38	0.04	-	-	-	-	-	-	-	-	1.16
4500 Application Fees	-	250.00	-	-	-	-	-	-	-	-	-	-	250.00
4600 Insurance Claim Proceeds	-	-	-	-	-	-	(305,000.00)	-	-	-	-	-	(305,000.00)
4800 Other Income/Legal	-	6.00	-	-	-	-	-	-	-	-	-	-	6.00
Total REVENUE	**113,773.39**	**234,892.35**	**101,118.38**	**209,707.36**	**76,599.00**	**23,238.00**	**(263,884.46)**	**-**	**-**	**-**	**-**	**-**	**495,444.02**
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	1,601.38	133.00	459.72	243.66	137.00	727.74	307.00	-	-	-	-	-	3,609.50
5300 Insurance-	7,356.72	7,356.72	7,356.72	(3,350.03)	(163.12)	11,549.32	58,265.00	-	-	-	-	-	88,371.33
5310 Insurance- Flood	2,352.00	308,150.00	3,150.00	3,150.00	-	-	(272,406.00)	-	-	-	-	-	44,396.00
5400 Ground Maint	2,000.00	3,900.00	-	2,600.00	2,590.00	-	1,950.00	-	-	-	-	-	13,040.00
5410 Ground Maint Extras	-	-	-	-	-	-	2,450.00	-	-	-	-	-	2,450.00
5610 State Corp Fees	258.00	-	-	-	-	-	-	-	-	-	-	-	258.00
5800 Management Fee Exp. 8/24 - 60 day notice	866.00	866.00	866.00	866.00	866.00	866.00	866.00	-	-	-	-	-	6,062.00
5950 Tax Preparation	-	425.00	-	-	-	-	-	-	-	-	-	-	425.00
5960 Legal	-	-	-	-	851.55	1,430.00	1,191.25	-	-	-	-	-	3,472.80
5970 EFTPS - IRS TAX PMTS	-	-	1,671.00	-	-	-	-	-	-	-	-	-	1,671.00
6100 Building Maint	-	575.00	-	-	-	-	615.52	-	-	-	-	-	1,190.52
6180 Lake Maintenance	260.00	260.00	260.00	260.00	260.00	260.00	260.00	-	-	-	-	-	1,820.00
7000 Electric	-	172.05	121.21	119.98	130.06	168.82	139.25	-	-	-	-	-	851.37
7001 Trash	3,167.02	(1,825.66)	516.07	601.76	861.76	601.76	1,121.76	-	-	-	-	-	5,044.47
7002 Water/Sewer	3,975.86	3,246.50	3,456.56	4,155.52	3,442.69	3,246.50	3,777.14	-	-	-	-	-	25,300.77
8080 Storm Repairs	3,685.00	-	-	-	-	-	-	-	-	-	-	-	3,685.00
Total ADMINISTRATIVE	**25,521.98**	**323,258.61**	**17,857.28**	**8,646.89**	**8,975.94**	**18,850.14**	**(201,463.08)**	**-**	**-**	**-**	**-**	**-**	**201,647.76**
NON OPERATING EXPENSES													
9015 2025 Special Assessment - Building Repairs	-	322,905.30	7,516.00	192,336.00	38,754.00	2,330.00	7,159.54	-	-	-	-	-	571,000.84
9016 2025 Special Assessment - Insurance	-	14,000.00	-	53,307.00	7,331.00	85.00	2,000.00	-	-	-	-	-	76,723.00
9020 Reserves- Paving	898.33	898.33	898.33	898.33	898.33	898.33	898.33	-	-	-	-	-	6,288.31
9030 Reserves- Roof	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	-	-	-	-	-	23,333.31
Total NON OPERATING EXPENSES	**4,231.66**	**341,136.96**	**11,747.66**	**249,874.66**	**50,316.66**	**6,646.66**	**13,391.20**	**-**	**-**	**-**	**-**	**-**	**677,345.46**
Total OPERATING EXPENSES	**29,753.64**	**664,395.57**	**29,604.94**	**258,521.55**	**59,292.60**	**25,496.80**	**(188,071.88)**	**-**	**-**	**-**	**-**	**-**	**878,993.22**
Net Income:	**84,019.75**	**(429,503.22)**	**71,513.44**	**(48,814.19)**	**17,306.40**	**(2,258.80)**	**(75,812.58)**	**-**	**-**	**-**	**-**	**-**	**(383,549.20)**